



19 Lionheart Lane, Stretton, DE13 0WN



Residing in a peaceful setting on this sought after development is this attractive traditionally styled detached home, benefitting from four good sized bedrooms and a west facing garden plot overlooking mature woodland to the rear. A fine example of the quality and thoughtful design of Redrow Homes, this immaculately presented home showcases immaculate presentation throughout, with the good sized garden plot offering potential to landscape as desired. The central reception hall leads into a spacious lounge and family dining kitchen, with a utility and cloakroom also set to the ground floor. Four bedrooms to the first floor are serviced by a master en suite and family bathroom, with ample fitted storage and fitted wardrobes to the first and second bedrooms. To the front there is parking for two vehicles as well as a single garage, and the property benefits from an NHBC warranty until September 2030 and is serviced by mains gas central heating and double glazed windows.

The property lies on the peaceful Knights

Keep, a desirable development positioned on the outskirts of Stretton formed by a variety of traditionally style homes and pretty communal green spaces. There are a range of convenience shops, pubs and local amenities ideally located within walking distance of the property, with the market town of Burton on Trent offering a further comprehensive array of supermarkets, leisure centres and shopping centres. Nearby schools include the William Shrewsbury Primary School which feeds into the De Ferrers Academy, and local leisure pursuits can be enjoyed along the nearby Jinnie Trail, at Branston Water Park, Trent Washlands with its stunning riverside walks and Stapenhill Gardens. The property is well placed for access to the A38 linking with the A50 and M1, the M42 is also easily accessed on the outskirts of the town and there is a mainline station in Burton on Trent having direct links to Birmingham and London. Birmingham and East Midlands International Airports also both lie within an easy drive. Cannock Chase and the Peak District National Park are both also within a 30-40 minute drive.

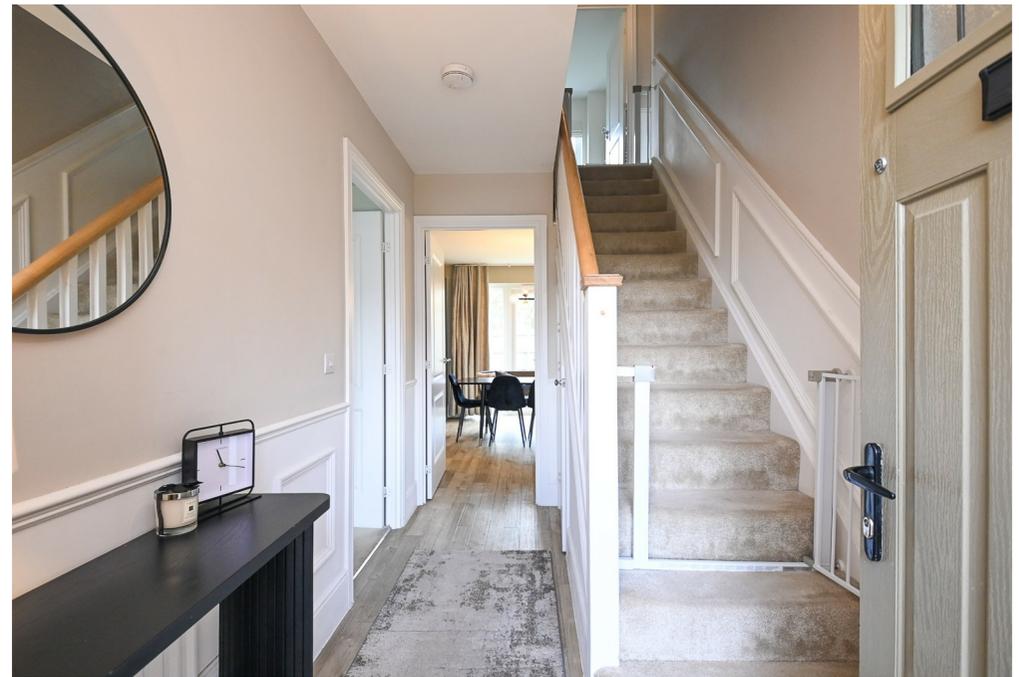
- Attractive Detached Family Home
- Open Woodland Views to Rear
- Desirable Modern Development
- Immaculate & High Spec Interiors
- Spacious Lounge & Reception Hall
- Modern Family Dining Kitchen
- Utility & Cloakroom
- Four Good Sized Bedrooms
- En Suite & Family Bathroom
- Secluded West Facing Garden
- Single Garage & Parking for Two
- Walking Distance to Local Amenities
- Well Placed for Schools, Commuter Routes & Rail Travel

Reception Hall 3.3 x 1.95m (approx. 10'10 x 6'4)
A recessed porch to the front leads to the composite entrance door, opening in turn to this spacious central hallway. Stairs rise to the first floor accommodation having storage beneath, the hall has Amtico flooring and doors open into:

Lounge 4.96 x 3.26m (approx. 16'3 x 10'8)
A beautifully presented reception room having a bay window to the front

Family Dining Kitchen 4.96 x 3.66m (approx. 16'3 x 11'11)
Extending across the rear of the property where double doors open out to the west facing gardens, enjoying open views towards mature woodland. The **Kitchen** is fitted with a range of wall and base units housing an inset sink with side drainer and comprehensive integrated appliances including dishwasher, microwave, oven, gas hob, fridge and freezer. Amtico flooring extends into the **Dining Area**, where a door opens into:

Utility 2.06 x 1.77m (approx. 6'9 x 5'9)
Fitted with base units coordinating with those of the kitchen, housing an inset sink with side drainer and spaces for a washing machine and tumble dryer. A door opens out to the rear aspect and a further door opens into the **Cloakroom**, having fitted with wash basin and WC







Stairs rise to the good sized first floor **Landing**, having access to the loft, a fitted shelved **Linen Cupboard** and a further **Airing Cupboard** housing the pressurised water cylinder. Doors open into:

Master Bedroom 4.44 x 3.28m (approx. 14'6 x 10'9)
A generous principal bedroom having a traditional bay window to the front, two double fitted wardrobes and private use of:

En Suite 2.16 x 1.95m (approx. 7'1 x 6'4)
Comprising a modern suite having fitted wash basin, WC and shower, with Amtico flooring, a chrome heated towel rail and an obscured window to the front

Bedroom Two 3.68 x 3.04m (approx. 12'1 x 9'11)
With a window to the front and two double fitted wardrobes

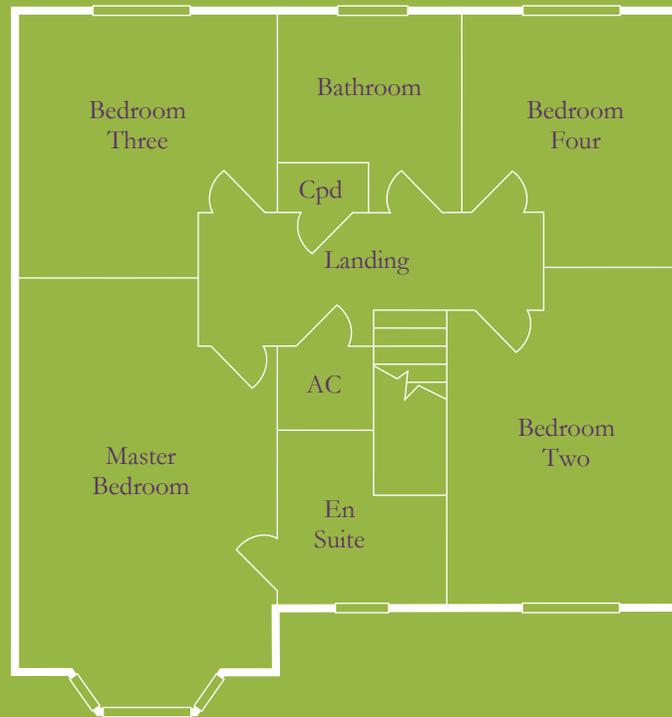
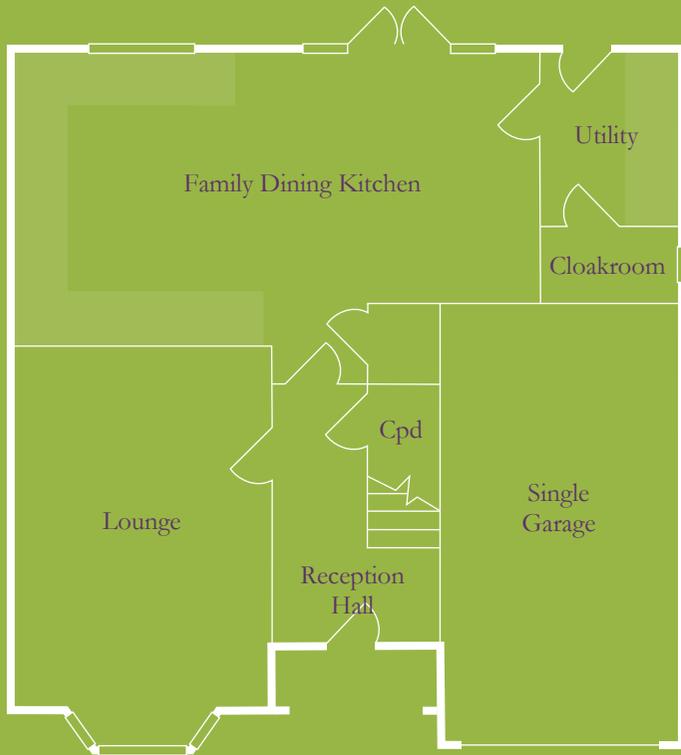
Bedroom Three 3.64 x 3.27m (approx. 11'11 x 10'8)
Another double room having a window to the rear with pleasant woodland views

Bedroom Four 3.03 x 2.94m (approx. 9'11 x 9'7)
A good sized fourth bedroom having a window to the rear enjoying a pleasant open outlook

Family Bathroom 2.4 x 2.03m (approx. 7'9 x 6'7)
Fitted with wash basin set to vanity unit, WC and bathtub with shower unit over, with Amtico flooring, a chrome heated towel rail and an obscured window to the rear







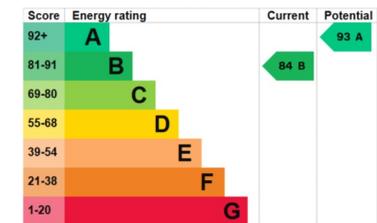
Outside

The property is set back from the lane beyond a tarmac driveway with parking for two vehicles. There is a lawned garden providing potential to extend the parking area, and gated access to one side leads into the rear garden

Single Garage 5.8 x 2.99m (approx. 19'0 x 9'9)
 With manual up and over entrance door

West Facing Garden

Enjoying an open woodland outlook, the rear garden enjoys an excellent degree of privacy, being laid to lawns and fenced boundaries and offering plenty of potential to landscape as desired. There is exterior lighting and a water point



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